



Drainage & Water Search Explained

The purpose of this search is to check the relevant water authority's records in order to confirm if the property you are buying is connected to mains drainage and to the mains water supply.

So why should you have this search carried out? It is actually possible to ascertain such information through the property's water bill. However this method will leave many substantial questions unanswered.

The benefits of having the search carried out will allow you to know whether there is a sewer or main within the boundary of the property. This will impact on whether there is a build over agreement in place etc.

It is important to know if your property is connected to a public sewer as it may be the case that there is a sealed tank, septic tank or other private disposal facilities for which discharge consents may be needed. The relevance of this to you as the buyer is that the owner of the property is responsible for maintenance of these.

The search will confirm how the property is charged for water and wastewater services. This will either be measured so metered or unmeasured so there will be a ratable value.

So what kind of issues can affect the enjoyment of a home?

There are a vast number of issues which can be potential problems for homeowners. These issues include but are not limited to, private sewers, unconnected properties, low water pressure, and mains under a property.

It is essential to have a drainage and water search carried out when buying a new home as it explores and details all the potential risks attached to a property and will provide you with full liability cover accordingly.

The CON29DW is the official drainage and water search and this search divides information into four simple categories:

- Maps – Plans showing all our sewer and water assets near a property
- Drainage – We'll tell you if the property is connected to sewers, where they are, who owns them, and whether they're likely to cause any problems
- Water – Besides letting you know if the property is connected, we'll tell you if there's any problems with water pressure, quality and whether there's a water meter installed
- Billing – Tells you which water companies bill the property for different services, which services they provide, and if they bill the property on a metered basis.

